

ARCHITECTURAL REVIEW BOARD

MEETING MINUTES

MAY 21, 2014

AGENDA

- 1. BSC Historic Core District – Architectural and Sign Modifications 113 South High Street
14-043ARB-MPR Minor Project Review
(Postponed)**
- 2. Informal Presentation: Bridge Park West – Crawford Hoying –
(Presentation Only) 94 & 100 North High Street**

Robert Schisler called the meeting to order at 6:33 p.m. and led the Pledge of Allegiance. Other Board members present were Robert Dyas, Neil Mathias, David Rinaldi, and Thomas Munhall. City representatives were Steve Langworthy, Jennifer Rauch, and Flora Rogers.

Mr. Schisler said elections of officers will be conducted at the end of the meeting.

Motion and Vote

Neil Mathias moved, Robert Dyas seconded, to accept the documents into the record. The vote was as follows: Mr. Schisler, yes; Mr. Rinaldi, yes; Mr. Munhall, yes; Mr. Dyas, yes; and Mr. Mathias, yes. (Approved 5 – 0)

Motion and Vote

David Rinaldi moved, Thomas Munhall seconded, to accept the April 23, 2014, meeting minutes as presented. The vote was as follows: Mr. Mathias, yes; Mr. Dyas, yes; Mr. Schisler, yes; Mr. Munhall, yes; and Mr. Rinaldi, yes. (Approved 5 – 0)

Mr. Schisler explained the rules and procedures of the Architectural Review Board and swore in the applicants that were going to address the board.

- 1. BSC Historic Core District – Architectural and Sign Modifications 113 South High Street
14-043ARB-MPR Minor Project Review**

Jennifer Rauch said this application was postponed prior to the meeting to allow the applicant additional time to work through some details.

- 2. Informal Presentation: Bridge Park West – Crawford Hoying
94 & 100 North High Street**

Jennifer Rauch said Crawford Hoying has requested to give a presentation regarding the future Bridge Park West project, which is the portion of the larger Bridge Park project proposed within the Historic District. She said the informal presentation is a portion of the more detailed presentation provided to City Council. She stated the applicant wanted to ensure the Architectural Review Board had an opportunity to be introduced to the proposal prior to a formal submission and provide initial feedback. She said the materials provided to the Board this evening are for reference during the presentation.

Gary Sebach, OHM Advisors, 101 Mill Street, Gahanna, introduced the project Crawford Hoying has been working on for a year and half and stated OHM joined the project 6 months ago. He said the applicant has been working with Elkus Manfredi to develop the plan.

Mr. Sebach provided images showing the proposed design concept for the Bridge Park West portion, including the proposed site layout and architectural drawings shown previously at the City Council work session. He said the site is located on North High Street and designed to engage the street with buildings that are contextual and provide continuity along the street at the same time addressing the grade change to the rear along the river. He said the proposed building has 7 stories on the river side at the tallest and 2 stories along High Street.

Mr. Sebach said there continues to be adjustments to the site plan to ensure the building is located appropriately. He said the main mixed-use building along High Street is proposed with retail and restaurant on the lower level with office on the upper level and an at-grade entrance to parking with parking descending down the hill from the inside. He said the building will screen the parking from the street. He said on the rear of the building there are two wings of the building that are split to provide a view out across the river and help break down the massing of the building.

Mr. Sebach said they want to be contextual and not literal in historic character but have the right scale, massing, and proportions to ensure continuity along the street. He said they want to ensure the streetscape is correct and pedestrian in scale. He said from a massing standpoint they feel this is the right character as it is the last section of High Street before the Indian Run. He said the proposal is intended to create rhythm and scale along the street. He said they intent to use natural materials of brick and stone.

Mr. Sebach said the garage doors will look like carriage doors for an old fire station with a large garage opening. He said the middle portions of the building along High Street are similar to the Shoppes at River Ridge development and introduce glass elements allow the buildings to be connected but visually look like independent buildings. He said their challenge has been how to transition from the front to the back. He said the buildings are separated from each other and at the street level there is a fourth floor level that comes across the back of the building and lines up with High Street. He said they wanted an architectural style that was transitional between the more traditional elements and a more modern or contemporary design.

Mr. Sebach said they are looking at using different color bricks and using stone at the entrance to the garage for a more modern textured character. He said the upper portion steps back above the four-story portion an additional two stories on the left and three stories on the right and then it steps back again with a smaller footprint for the penthouse. He said they are stepping the building back in scale and using glass on upper levels to provide spectacular views.

Mr. Dyas said the rear elevation along the river is located in an area that floods a portion of the year and asked how they were going to manage this impact. Mr. Sebach said they are aware of the flooding issues and they are working with EMH&T to get above the flood level.

Mr. Munhall said on Building "Z" the view is from the west and asked if the rear of building will be seen above the High Street elevation. Mr. Sebach said they will be able to hide the higher portions of the rear building because of the angle of site.

Mr. Mathias asked for additional site section studies showing the height of the proposed buildings in relation to the buildings and elevations along North High Street down to the Bridge Street intersection.

Mr. Munhall confirmed there will be street trees along High Street.

Mr. Mathias said he would like to see how they plan to coordinate the design of the two different building characters, with the High Street building historic in design and the rear building more modern along the river.

Nelson Yoder, Crawford Hoying Development Partners, said the building that sits on the existing site is a five-story commercial building and has a typical clear floor space between each floor space between twelve and thirteen feet. He said this makes the existing building is only slightly shorter than the tallest point of the proposed building. He said the building as proposed sits above the floodplain by over two feet. He said the buildings sits within the shadow of and on the existing parking lot. He said they are dropping the building down couple of feet to take advantage of the height and ensure the base is stable before going vertical.

Mr. Schisler said the decreased setbacks with the proposed building heights and the Code permitted maximums for the specific building types permitted in Historic Transition was an issue for him. He expressed significant concerns about the character, mass, and scale of the proposed buildings within the context of the Historic District, particularly along the Scioto River side.

Mr. Rinaldi said the proposal was a big departure from the existing character within the Historic District. He said similar roof forms, scale, and materials need to be incorporated.

Mr. Munhall asked if they would be able to push the building back and build up the site outside of the flood plain.

Mr. Yoder said the City owns the park land that surrounds this site, moving the buildings back towards the river would encroach into City parkland. He said the Code to permits 5 stories and in some instances additional 2 or 3 stories if the building is stepped back. He said over the course of the last year they have adjusted the proposal to 41 condominiums, pulled the buildings apart, broken the scale down and stepped the buildings to provide a more transitional building.

Mr. Schisler said the proposal needs to meet the Code regarding height to meet the intent and create the character and scale desired for the District.

Mr. Munhall said he would like to see a plan showing how this proposal might tie into the North Riverview proposal.

Mr. Schisler said from High Street the proposal will be nearly invisible, but from the proposed pedestrian bridge a user will see the seven stories. He said he would like to see a drawing of the view from the future pedestrian bridge, the existing SR161 vehicular bridge, and adjacent development.

Mr. Yoder said they have looked at how to connect the project to High Street. He said the best spacing of the proposed building is based on input from the consultants to not compete with the Library site or with the extension of future Rock Crest street connection. He said entering the parking garage at grade and circulating through the parking garage to come out at the river level works well. He said the proposed building location was sited to allow for a future jewel building at the landing of the future pedestrian bridge with a smaller scale, providing a transition to future development to the south. He said they have to look at this project on its own merits and to ensure the proposed development makes sense in context with any future development to the south. He said the proposed site plan has been adjusted and adapted to meet what happens with the pedestrian bridge or the parcels to the south. He said a big part of these adjustments are based on the site lines and height of the buildings and how do they tie into the other elevations in the District.

Mr. Schisler expressed concerns over the height along the river and the proposed building design along the river elevation will not feel part of the character of the Historic Dublin.

Mr. Rinaldi said the setbacks and the materials changes will not perceive a 7-story building within the grade changes.

Mr. Munhall said the landscaping on the terrace between the two buildings will help with the scale, as well as a change of materials. He said a big part of the project is providing additional parking garage for the District.

Mr. Yoder said they are continuing to work with the City about how the extra parking provided will be handled. He said there is a tremendous expense to create the parking garage and it needs to be an asset to the community but work financially for the developer. He said they need to build it with adequate parking for the tenants as well as people who are using the surrounding businesses.

Mr. Munhall asked for the parking numbers. Mr. Yoder said there are 4 floors of parking with approximately 270 spaces. He said the condo parking is dedicated parking, but the remaining spaces would be open and available.

Mr. Schisler said the Code requires parking per condo unit at two spaces and 3 per 1,000 square feet of commercial space. Mr. Yoder said they are required to have approximately 100 spaces and they have 270.

Mr. Mathias said it is hard to tell how the two different buildings are designed to fit together. He expressed concerns about how a modern design fits within the character of the Historic District. He said the rear view of the 4-story building out of place with the cool glass structure on the top. He said he does not get a sense of the materials, texture or the feel of the building. He said he would like to see more historic character elements integrated into the design giving a sense of history and a feeling that it has been restored.

Mr. Schisler thanked the applicant for the presentation. Mr. Sebach said he appreciated the comments and they will be back with more information. Mr. Mathias said they are excited to see what they come up with.

Communications

Ms. Rauch said City Council is having another work session is on June 2nd related to the streetscape elements, including the materials proposed for the various streets within the Bridge Street District. She said the work session will be live streamed and everyone is encouraged to be there.

Motion and Vote

Neil Mathias moved, Thomas Munhall seconded, to re-appoint Robert Schisler as Chair and Robert Dyas as Vice-Chair for the 2014-2015 Architectural Review Board. The vote was as follows: Mr. Rinaldi, yes; Mr. Munhall, yes; Mr. Schisler, yes; Mr. Dyas, yes; and Mr. Mathias, yes. (Approved 5 – 0)

Mr. Schisler adjourned the meeting at 7:41 p.m.

As approved by the Architectural Review Board on June 25, 2014.